

IMPLEMENTATION

The success of a Master Plan can be measured in terms of its implementation. Only when the recommendations are translated into actions can the goals and objectives of a Plan be realized. Implementation of the Plan recommendations is expected to take several years. Therefore, it is important to set priorities for implementing the Plan's recommendations and to periodically evaluate progress toward implementation.

Comprehensive Zoning and Zoning, Text Amendments

A primary means of implementing the Master Plan is through comprehensive zoning and zoning text amendments. Under comprehensive zoning, a new zoning map covering all of the properties in the City is proposed and adopted. The Zoning District proposals and boundaries should be consistent with the land use proposals contained in the Master Plan map. A list of the comparable zoning categories to each of the Master Plan designations is shown in Table 17.

A number of new or revised zoning districts are proposed as part of the Master Plan recommendations. Without these changes, many of the Plan's land use recommendations cannot be properly implemented.

Low Density Residential District: A new residential district should be adopted which permits single family residential development at a density not to exceed four units per acre. The minimum lot size in this district should be 10,000 square feet. Duplexes, townhouses, and multi-family dwellings would be permitted in this district under the Planned Unit Development option. However, overall development densities within PUDs should not exceed two to four dwellings per acre.

B-3 District: The B-3 District is a mixed use district allowing residential uses, institutional and cultural uses, business and professional offices, nursery schools and child care centers, indoor storage and warehouse buildings, and medical and dental clinics. Multi-family dwellings are permitted at a density of one unit per 4,000 square feet of lot area; two family dwellings are permitted at a density of one unit per 2,750 square feet.

This Plan recommends that the District regulations be amended to be specifically applicable to the downtown transition areas. These areas generally consist of small lots occupied by dwellings, churches or small businesses. Revised regulations would allow conversions to commercial or multi-family residential use where lots and/or buildings are large enough to accommodate additional uses. The Plan recommends that the permitted density be calculated the same way it is for the B-2 Central Business District: that the larger of the lot area or the building area be used as the base square footage. In the Central Business District one use (residential or commercial) is permitted per 1,000 square feet of lot area on floor area, whichever is greater. This Plan recommends that the density be decreased to 1 use per 2,000 square feet of lot area or floor area (whichever is greater) for the downtown transitional areas. The effect of this change would be to reduce the development potential for transitional areas currently zoned B-2 and increase the potential slightly for transitional areas currently zoned R-1 Residential. The majority of the transitional areas are currently zoned B-2. Because the lots and/or dwellings in the transitional areas are generally less than 6,000 square feet, the proposed change would allow no more than one use be added to each single family dwelling.

TABLE 17
COMPARABLE ZONING DISTRICTS
BRUNSWICK MASTER PLAN DESIGNATIONS

<u>Master Plan Designation</u>	<u>Comparable Zoning District</u>
Open Space:	
Park and Recreation	Open Space
Conservation	Open Space
Residential:	
Low Density (2-4 units/acre)	Residential District - 10,000 *
Low/Medium Density (5-7 units)	R-1 Residential, R-2 Residential
Medium Density (8-10 units)	R-2 Residential
Commercial:	
Downtown Commercial Core	B-2 Central Business District
Downtown Transitional	B-3 District *
General Commercial	General Commercial District *
Neighborhood Shopping Center	B-1 Neighborhood Commercial District *
Community Shopping Center	General Commercial District *
Industrial:	
Office/Research	Office/Research *
Light Industrial	I-1 Light Industrial
General Industrial	I-2 Heavy Industrial
Institutional	Permitted in several districts

* New or revised zoning district proposed

General Commercial District: The Brunswick Shopping Center, as well as other commercial uses located outside the downtown, are currently zoned B-2 Central Business District. This District is designed to regulate development in a unique area, the downtown. This Plan recommends that a General Commercial District be adopted that is tailored to regulate commercial uses such as shopping centers and other business uses. This District would be applied to commercial uses located outside the downtown area.

B-1 Neighborhood Business District: This Plan recommends that the standards for development in this District be reviewed. This District should be applied to areas designated for Neighborhood Shopping Centers on the Master Plan. The District regulations should allow a more limited range of commercial uses than the General Commercial District, since these uses will be located within residential areas. Strict standards controlling the size and appearance of these uses should also be incorporated in the regulations.

Office/Research: The Plan proposes that a new Office/Research zoning district be adopted. The purpose of this employment district would be to allow for office and research developments, which are characterized by clean, attractive settings and the absence of nuisances. The District should be applied to highly visible parcels located on arterial roads.

Annexation

The Plan includes land use recommendations for areas located outside the City's current boundaries. The Plan also proposes an annexation limit line, outlining all of the properties proposed for future annexation. The Plan proposals in these areas will primarily be implemented through the annexation process. Through the annexation process, a City zoning category will be assigned to the property; the zoning should be consistent with the Plan recommendations. Plan proposals for community facilities to be located and/or to serve on the annexed property will also be implemented through the annexation process. As development of annexed properties occurs, the Plan recommendations for new road alignments and road improvements will also be implemented.

Development Review Process

The development review process is another means by which the Master Plan recommendations will be implemented. Subdivision plats and site plans must be reviewed by several agencies, including the County Planning staff, the County Public Works Department, the County Health Department, the State Highway Administration, the Soil Conservation Service, and the City Public Works Director. The City Engineer also reviews plans that involve substantial public improvements. The Brunswick Planning Commission reviews and approves subdivision plats and site plans.

The development review process provides for the identification and protection of environmentally sensitive areas such as floodplains, wetlands, steep slopes, and woodlands. Mitigation measures against any disturbance to these areas can be required. Developers are also required to comply with storm water management and erosion and sediment control requirements.

Infrastructure improvements are also often required as part of the development process. The extension of water and sewer lines, and the construction of roads, curbs, gutters and sidewalks

may be required. For large developments, developers may be required to contribute to the upgrade of a sewage or water treatment facility or to make off-site road improvements. Sites for public facilities should be obtained through the development review process.

This Plan recommends that the City develop a Design Manual setting forth uniform standards for all public improvements to be made in connection with development. The standards of the Subdivision Regulations should also be reviewed and updated. A set of policies concerning improvements to be made for developments on lots of record should also be developed.

Adequate Public Facilities Ordinance

In 1991, Frederick County adopted an Adequate Public Facilities Ordinance (APFO), which requires that the roads, water and sewer service, and schools serving a new development be found to have sufficient capacity before development occurs. The Ordinance allows a developer to provide the necessary improvements to make the facility or facilities adequate to serve the development. The County strongly recommends that all of the municipalities also adopt APFOs. This Plan recommends that the City consider adopting an APFO.

Interjurisdictional Coordination

Implementation of the recommendations of the Brunswick Master Plan will require cooperative effort of several levels of government. Coordination is particularly important between Frederick County and Brunswick, as the County updates the Brunswick Region Plan. The Region Plan Update is scheduled to begin in late 1994. The Brunswick Master Plan recommendations, particularly the proposed annexation limits, and the land use, transportation and community facilities recommendations for areas currently outside the current City limits, should be incorporated into the County's Brunswick Region Plan. Coordination between the City and County is also required in the provision of services and facilities, and in administering zoning, forest resource, and other ordinances.

Interjurisdictional coordination between the City and State is also important in implementing the recommendations of this Plan. State environmental regulations apply to areas such as wetlands, air quality, and water quality. Coordination with the State is particularly important in the planning, design, and construction of community facilities such as water and sewerage treatment plant. Coordination with the State Highway Administration with regard to improvements and alignment changes to State roads is also necessary.

Protection of Open Space

This Plan recommends that the City explore alternative approaches to permanently protecting from development the areas designated as Open Space on the Plan map. The following alternatives should be considered:

- public acquisition of lots
- public acquisition of development rights easements
- property take abatement
- incentive programs for donations of property

Priorities for Action

Contained within this Plan are a number of recommendations for further studies and actions which will serve to implement the Plan. These actions should be undertaken in the following order:

- Zoning text amendments:

Commercial District Review: Including revisions to B-3 and B-1 Districts, addition of General Commercial District.
Industrial District Review: Including addition of Office/Research District.
Residential District Review:
- Comprehensive zoning
- Development of Design Manual for public improvements; review and update of design standards in Subdivision Regulations.
- Downtown traffic and parking study, which will include an assessment of street intersections as to their need for improvement.
- Development of a regular program of improvements to streets, ,curbs, gutters, and sidewalks with reference to the results of the 1995 University of Maryland survey and recommendations.
- Review of zoning requirements with regard to sensitive areas protection.
- Development of a plan for preservation of privately owned Open Space Conservation lots.